

**Office of the Mayor**

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November 6, 2023

Via Electronic Filing – Docket No. 3270-EI-103

Public Service Commission of Wisconsin
Attn: Rebecca Cameron Valcq, Chairperson
Attn: Tyler Huebner, Commissioner
Attn: Summer Strand, Commissioner
4822 Madison Yards Way
P.O Box 7854
Madison, WI 53707-7854

Re: Housing development at 3917 Lien Rd, Madison, WI 53704

Dear Chairperson Valcq, Commission Huebner, and Commissioner Strand:

I am writing to you about the property at 3917 Lien Road in Madison, which is currently under construction by the developer, Repvblik, to convert a formerly shuttered hotel into 190 apartment dwelling units.

The City of Madison needs more housing of all types, but we *especially* need more affordable housing production for moderate-income earners. Madison is the fastest growing city in the state with one of the lowest vacancy rates. Despite substantial investments of local tax dollars in partnerships with private developers to build more affordable housing (nearly \$36 million since 2015), there remains an acute shortage of housing in Madison, particularly for lower income households. The introduction of 190 apartments geared towards residents with incomes ranging from 60% to 120% of the area median income offers a welcome and needed boost to our efforts to meet housing needs. That makes this unique project critical.

I recently learned that this project is in jeopardy of failure if the developer does not receive a waiver from the individual electric meter requirements of Wis. Admin Code § PSC 113.0803. That potential outcome is very distressing as the development could provide almost immediate housing to hundreds of moderate-income Madisonians and help alleviate the housing shortage our community faces. The proposed reuse and revitalization of this former hotel, which provided temporary housing for homeless residents during the pandemic, presents an exceptional and unusual situation that warrants special and individual consideration by the Commission, as allowed under § 113.01(2). I respectfully ask that the Commission take these circumstances into full account when making its decision.

Sincerely,

Satya Rhodes-Conway
Mayor

Public Service Commission of Wisconsin
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